

# 3387 Riego Rd

Elverta, CA 95626

For Sale & Lease

*Industrial/Mini Storage Development*

Property Summary



## Location Description

Discover the strategic advantages of Elverta, CA, for your Industrial/Warehouse/Distribution investment. The area offers convenient access to major transportation routes, including Interstate 5 and Highway 99, facilitating efficient distribution and logistics operations. Nearby, the Sacramento International Airport ensures seamless connectivity for your business. Enjoy proximity to established industrial parks and vibrant commercial centers, providing access to a skilled workforce and essential amenities. With its strategic position in the Sacramento area, the location offers excellent potential for growth and expansion. Explore the thriving business opportunities and potential of the area surrounding the property in Elverta.

## Offering Summary

Sale Price:	<del>\$3,900,000</del> \$3,450,000
Lease Rate	\$12,000.00 per month (NNN)
Available SF	8,000 SF
Lot Size	25 Acres
Building Size	8,000 SF

Demographics	1.3 Miles	2.5 Miles	5 Miles
Total Households	200	603	5,652
Total Population	487	1,567	16,620
Average HH Income	\$133,528	\$131,308	\$136,236

JIM ESWAY

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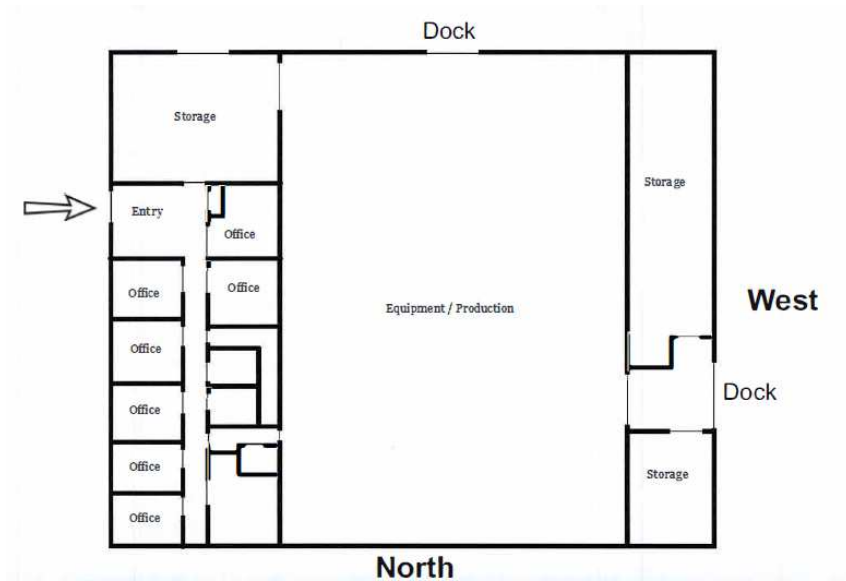
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Property Details & Highlights



Unlock the full potential of this exceptional Industrial/Warehouse/Distribution property in Elverta, CA. Situated on approximately 25 acres of land, the property features over 8,000 SF of prime industrial space with recent TI improvements exceeding \$200K. Boasting a concrete block building, including spacious office areas, conditioned warehouse spaces with dock doors, a separate metal shop building, and a heavy electrical power supply of 2,000 Amps, this property is primed for seamless operations. Additionally, it offers lease income from a separate radio tower, providing added value. With General AG zoning and a land use permit for industrial purposes, this property presents a compelling investment opportunity.

- APN: 035-280-002 (Sutter Co.)
- ±25 Acres of Land, General AG Zoning
- ± 15 Acres of Net Buildable Land
- Recent TI Improvements of Over \$200K
- ±7,100 SF Concrete Block Building, previous MCI/Verizon Communications Facility and Tower, Includes:
  - Private Offices
  - Conference Room
  - 2 Bathrooms
- Conditioned Warehouse/Storage Areas with Two(2) Dock Doors
- ±900 SF Separate Metal Shop Building with Two(2) Metal Electric Roll-Up Doors
- 2,000 Amp Heavy Electrical Power: 277/480 3 phase
- ±2 Acre Portion Fully Paved and Fenced with Facility, Private Well and Septic System
- Lease Income for Separate Radio Tower Currently at \$833 Per Month

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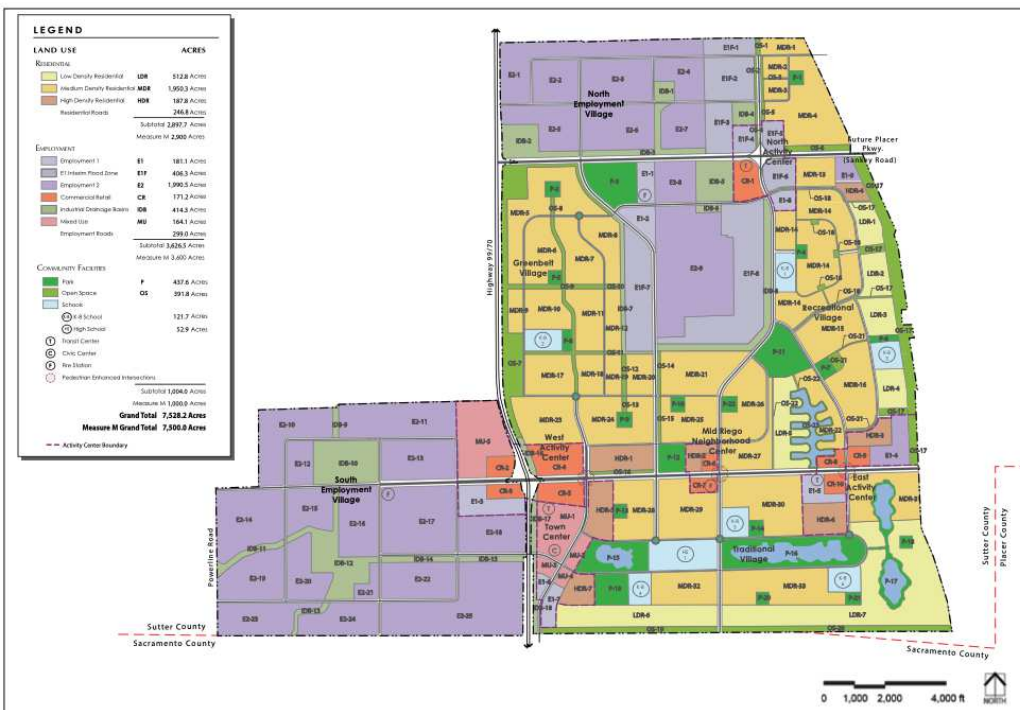
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## LAND USE



## Sutter Pointe Specific Plan

Discover the thrilling potential of Sutter Pointe, a vast 7,500-acre expanse located in the heart of Sutter County's southeast region. Envisioned as a commercial-industrial powerhouse, this area is part of a 9,500-acre Industrial-Commercial Reserve mapped out in the county's General Plan. Imagine a landscape that blends the charm of agricultural land, thriving with rice fields, with the dynamism of existing industrial giants like the 50-acre Sysco Corporation distribution center and Holt Tractor Manufacturing facility.

**\*\*Notably, 3387 Riego Rd sits prominently on the border of this specific plan, marking it as a key location within this vibrant development area.\*\***

Sutter Pointe is at the center of a major development surge, strategically surrounded by significant neighboring projects: the vibrant Sacramento International Airport, Metro Airpark, and Greenbriar Specific Plan lie to the southwest. To the east rise the ambitious Placer Vineyards and Rio Linda/Elverta Specific Plans, while the south embraces the forward-thinking Natomas Joint Vision development area.

Bounded by Natomas Road on the east and stretching nearly 4 miles north of the Sacramento-Sutter County line, this prime real estate is seamlessly connected by State Route 99/70 and waterways like Pleasant Grove Creek Canal. Sutter Pointe is the business frontier where agrarian heritage and industrial innovation thrive side by side, ready to fuel the area's future growth and prosperity.

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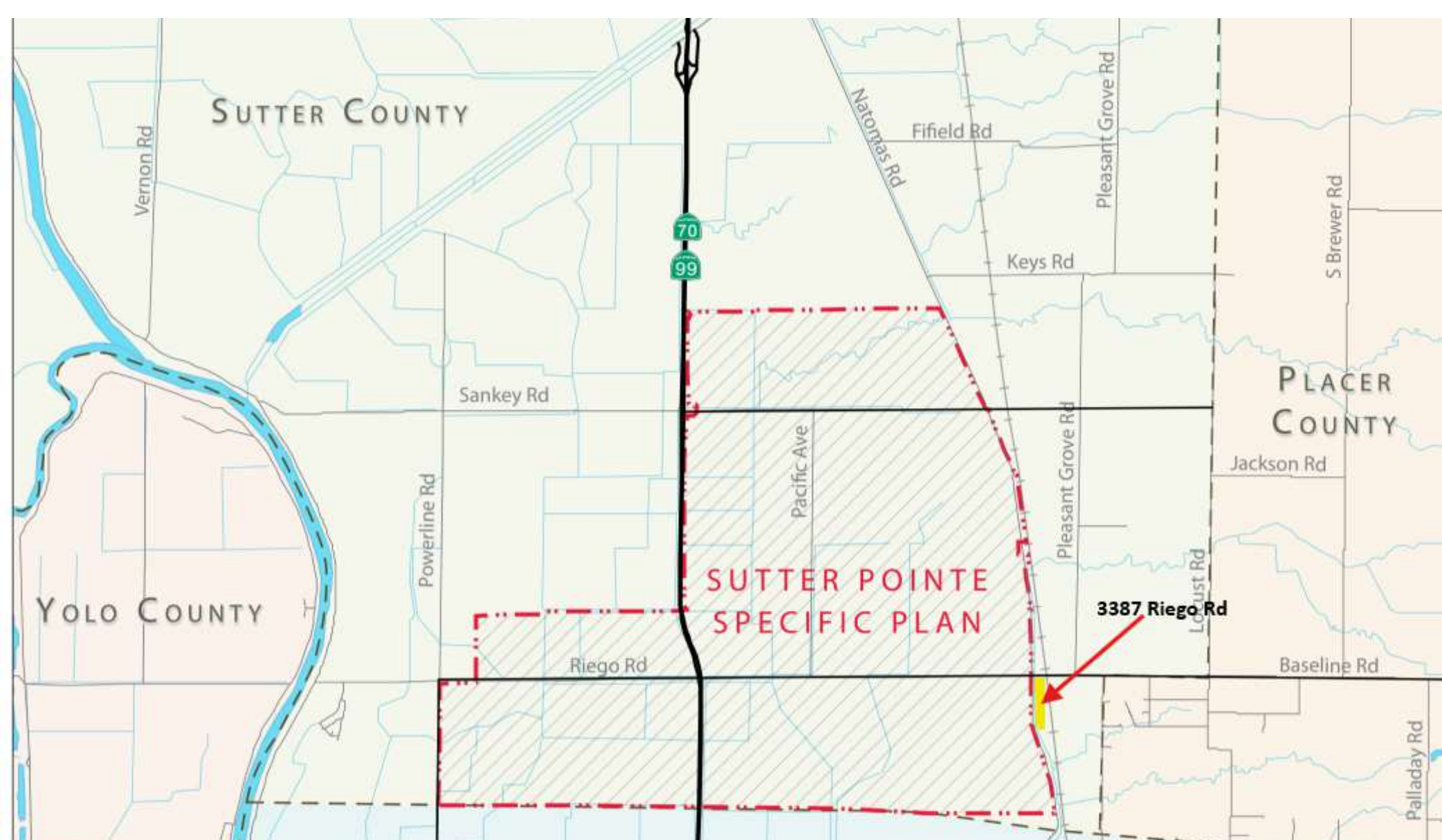
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Development Map



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Additional Photos



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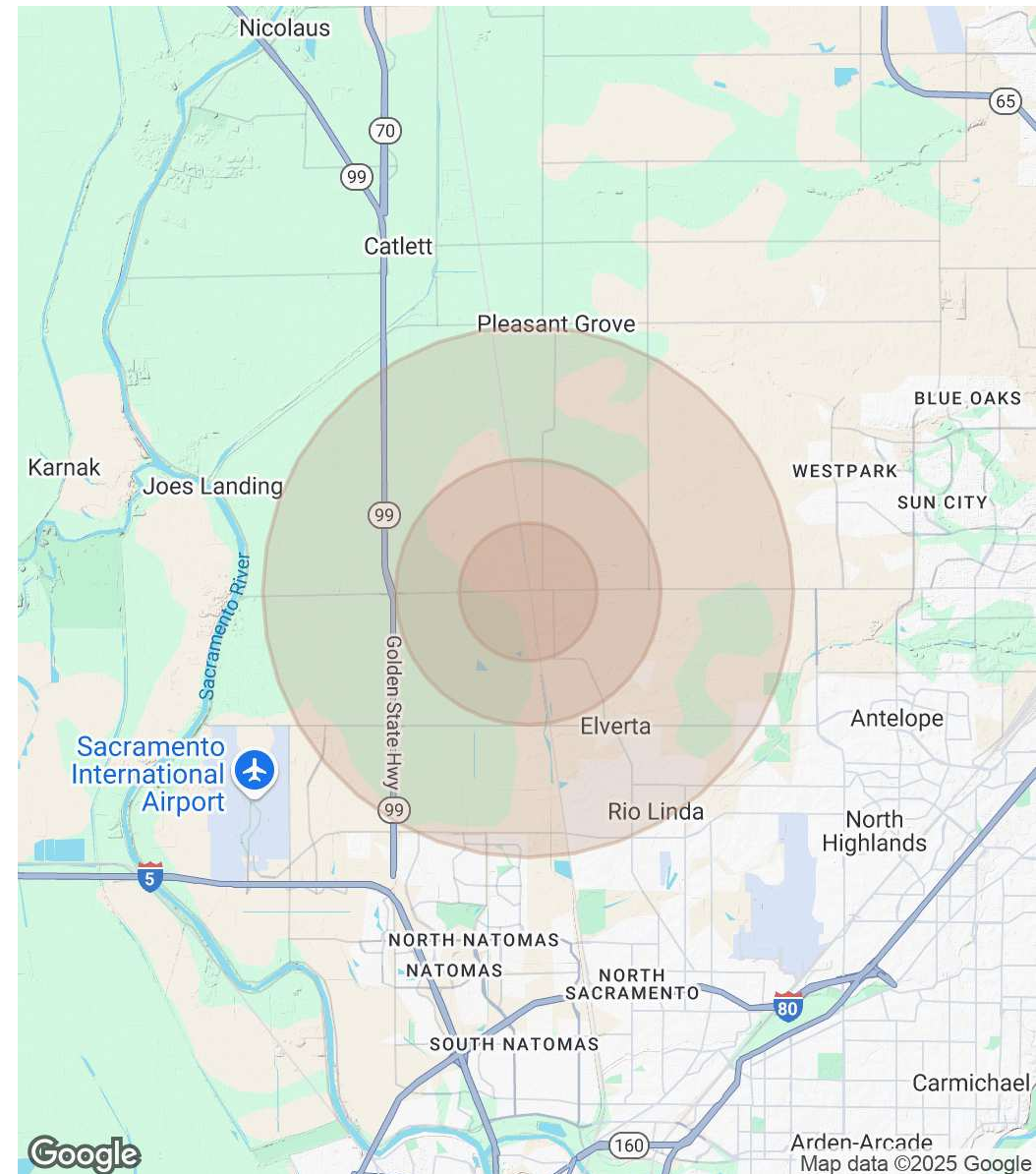
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Demographics Map & Report

Population	1.3 Miles	2.5 Miles	5 Miles
Total Population	487	1,567	16,620
Average Age	51	48	42
Average Age (Male)	50	47	41
Average Age (Female)	51	48	43

Households & Income	1.3 Miles	2.5 Miles	5 Miles
Total Households	200	603	5,652
# of Persons per HH	2.4	2.6	2.9
Average HH Income	\$133,528	\$131,308	\$136,236
Average House Value	\$781,701	\$732,343	\$643,120

*Demographics data derived from AlphaMap*



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